

COMSTOCK HOMES DEVELOPMENT AND ELLWOOD MESA OPEN SPACE PLAN FEIR

SECTION 4.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Section 4.1

Introduction

4.1 INTRODUCTION

Sections 4.2 through 4.15 of this Environmental Impact Report (EIR) contain a discussion of the potential environmental effects that could result from implementation of the proposed Comstock Homes Development and Ellwood Mesa Open Space Plan. The primary project components that are assessed in this EIR are:

- Comstock Homes Development
- Coronado Butterfly Preserve
- Phelps Ditch Trail
- Ellwood Mesa Open Space Plan Area (including its relationship to the overall Ellwood-Devereux Coast Open Space and Habitat Management Plan)

Each section provides an overview of existing conditions, a discussion of the applicable regulatory framework, an assessment of the type and magnitude of project specific and cumulative impacts, feasible mitigation measures to reduce or avoid potentially significant environmental effects, and residual impact findings. The threshold criteria that were used to determine impact significance are also specified for each resource area.

4.1.1 Scope of the Environmental Analysis

The potential environmental effects of the proposed project are analyzed in subsequent sections (as indicated) for the following environmental issue areas:

- 4.2 – Geology and Geologic Hazards
- 4.3 – Hydrology and Water Quality
- 4.4 – Biological Resources
- 4.5 – Hazards and Hazardous Materials
- 4.6 – Land Use
- 4.7 – Agricultural Resources
- 4.8 – Mineral Resources
- 4.9 – Visual Resources
- 4.10 – Recreation
- 4.11 – Cultural Resources

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Section 4.1 • 4.12 – Traffic and Circulation

*Geology and
Geologic
Hazards*

- 4.13 – Noise
- 4.14 – Air Quality
- 4.15 – Public Services

4.1.2 Format of the Environmental Analysis

In general, the individual resource analyses presented in this EIR are organized as follows:

- Regulatory Framework
- Project Impacts and Mitigation
 - Thresholds of Significance
 - Project Impacts
 - Cumulative Impacts
 - Mitigation Measures
 - Residual Impacts
- Project impacts are categorized using City of Goleta guidance for classifying project-related, as follows:
 - Class I: Significant adverse impacts that cannot be feasibly mitigated or avoided. If the project is approved, decision-makers are required to adopt a statement of overriding consideration, pursuant to CEQA Section 15093, explaining why project benefits outweigh the disturbance caused by these significant environmental impact or impacts.
 - Class II: Significant adverse impacts that can be feasibly mitigated or avoided. If the project is approved, decision-makers are required to make findings pursuant to CEQA Section 15091, that impacts have been mitigated to the maximum extent feasible by implementing the recommended mitigations.
 - Class III: Adverse impacts that are less than significant. These impacts do not require that CEQA findings be made.
 - Class IV: Beneficial impacts.